



Dear Members of the Planning Commission,

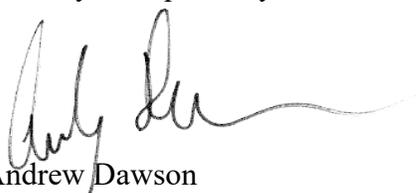
On behalf of INNIO Waukesha Gas Engines Inc., we respectfully submit for your review and consideration Project Green, a proposed 83,000-square-foot addition to the existing facility located at 1101 West St. Paul Avenue in Waukesha, Wisconsin.

The proposed addition will serve as a state-of-the-art testing facility supporting a new engine line that INNIO intends to manufacture at this location. The expansion will incorporate highly detailed and advanced testing procedures, along with dedicated areas for painting, packaging, and shipping operations. This enhancement is designed to ensure quality, efficiency, and operational excellence as INNIO continues to advance and expand its manufacturing capabilities.

Project Green represents a substantial capital investment in the existing facility and underscores INNIO's long-term commitment to its Waukesha campus. In addition to supporting anticipated job growth, approval of this project will position the company to advance additional planned improvements to the facility that are currently under consideration. Collectively, these initiatives reflect a broader strategy of sustained growth, operational modernization, and continued reinvestment in the Waukesha community.

Subject to the Commission's approval, this addition marks an important step in INNIO's vision for long-term operational stability, innovation, and expansion within the City of Waukesha.

We appreciate your time and thoughtful consideration of this proposal and look forward to working collaboratively throughout the review process. Please do not hesitate to contact us should you require any additional information.



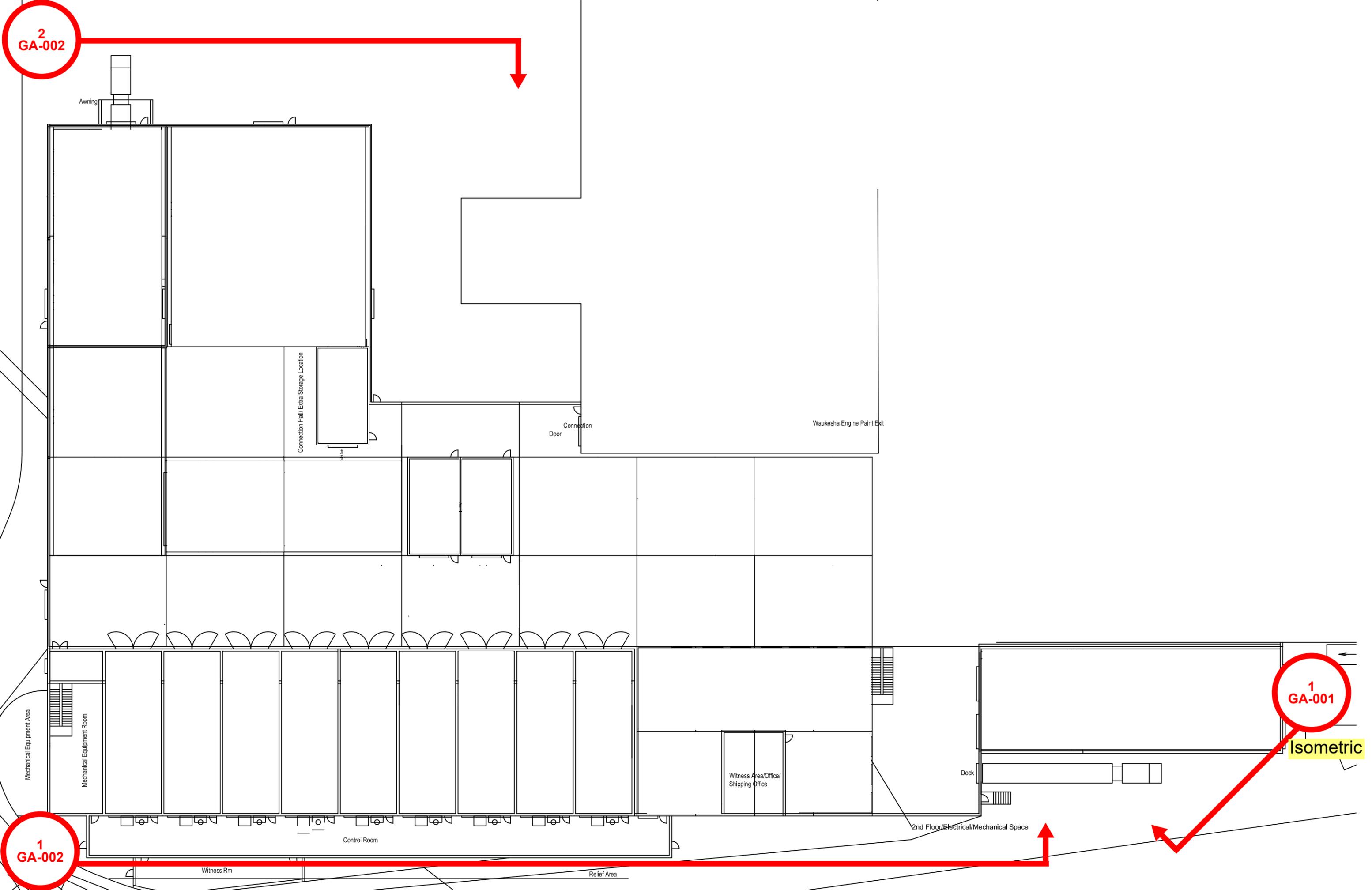
Andrew Dawson

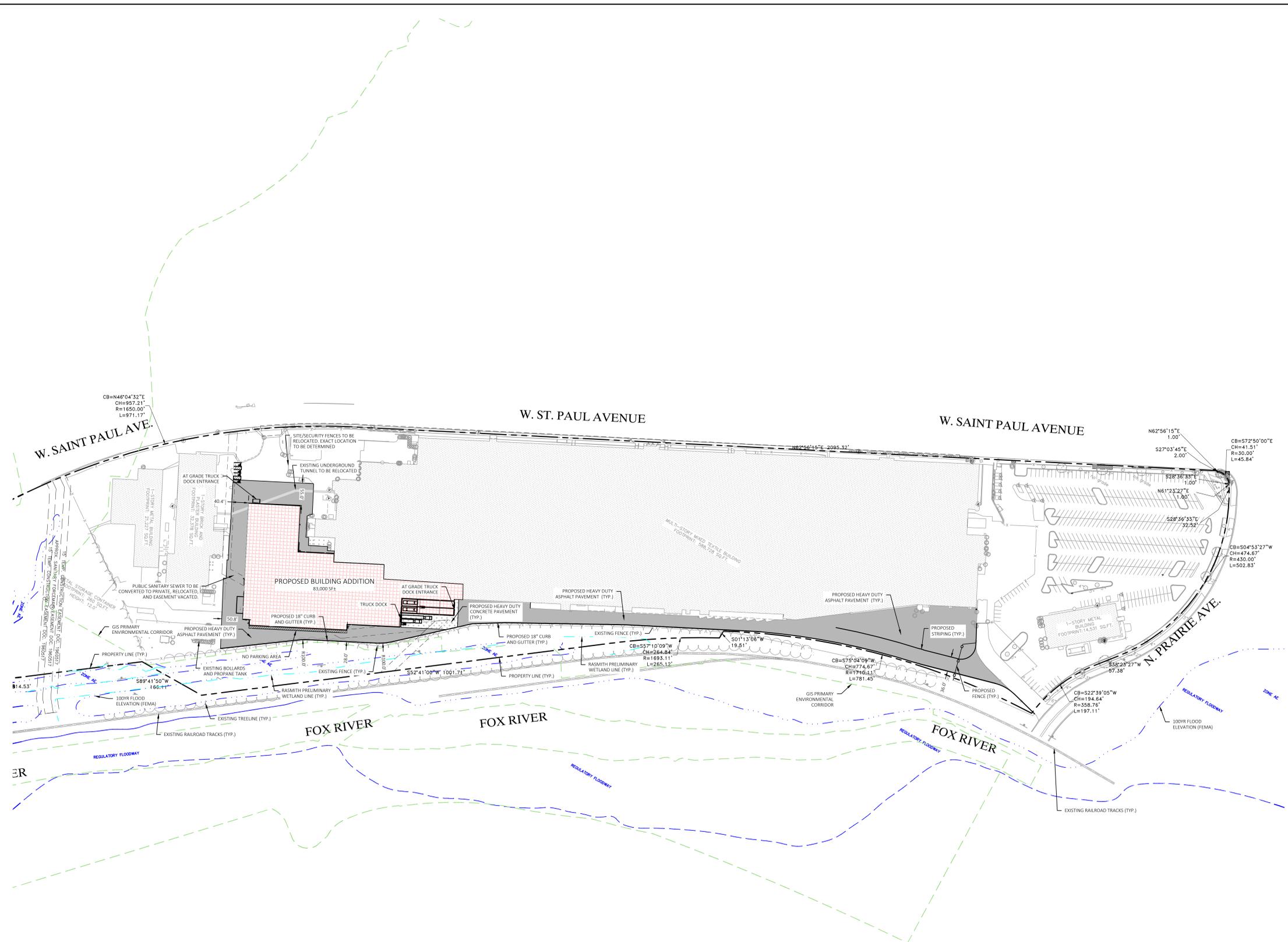
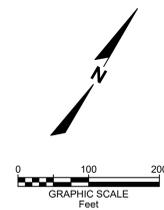
2
GA-002

1
GA-002

1
GA-001

Isometric





SITE & PAVING LEGEND

- PROPOSED PROPERTY LINE
- PRIMARY ENVIRONMENTAL CORRIDOR
- PRELIMINARY WETLAND
- 100 YEAR FLOOD ELEVATION
- [Pattern] HEAVY-DUTY CONCRETE PAVEMENT
- [Pattern] CONCRETE SIDEWALK
- [Pattern] HEAVY-DUTY ASPHALT PAVEMENT
- [Pattern] STANDARD-DUTY ASPHALT PAVEMENT
- [Pattern] PROPOSED 18" HIGH-SIDE CURB & GUTTER (AS SHOWN ON SITE PLAN)
- [Pattern] PROPOSED 18" STANDARD CURB & GUTTER (AS SHOWN ON SITE PLAN)
- [Pattern] PROPOSED ACCESSIBLE PAVEMENT MARKING
- [Symbol] VAN ACCESSIBLE STALL
- [Symbol] PARKING STALL COUNT

SITE & PAVING NOTES

1. EXISTING TOPOGRAPHY OBTAINED BY RASSMITH INC., DATED 02/12/2026
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS, DOOR LOCATION, AND BUILDING UTILITY ENTRANCE LOCATIONS, ETC.
3. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED PARALLEL AND PERPENDICULAR TO THE EXISTING BUILDING.
4. ALL DIMENSIONS AND CORRESPONDING HORIZONTAL CONTROL RELATED TO PAVING REPRESENT FACE OF CURB, ELEVATIONS, AND CONTOURS REPRESENT FINISHED GRADES UNLESS OTHERWISE INDICATED. CURB RADI ARE 3' UNLESS OTHERWISE NOTED. BUILDINGS ARE DIMENSIONED TO FACE OF BUILDING.
5. ALL SITE SIGNAGE AND MARKINGS MUST COMPLY WITH THE MOST RECENT EDITION OF THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
6. ALL IMPROVEMENTS ARE TO BE MADE IN COMPLIANCE WITH WISCONSIN ADA STANDARDS.
7. SEE LANDSCAPE PLAN FOR PLANTING INFORMATION IN UNPAVED AREAS.
8. SEE ARCHITECT PLANS FOR SITE SIGNAGE DETAILS.

DATE	DESCRIPTION

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Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com



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**INNIO EXPANSION
CITY OF WAUKESHA, WI**

**SITE PLAN
OVERALL**

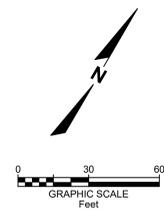
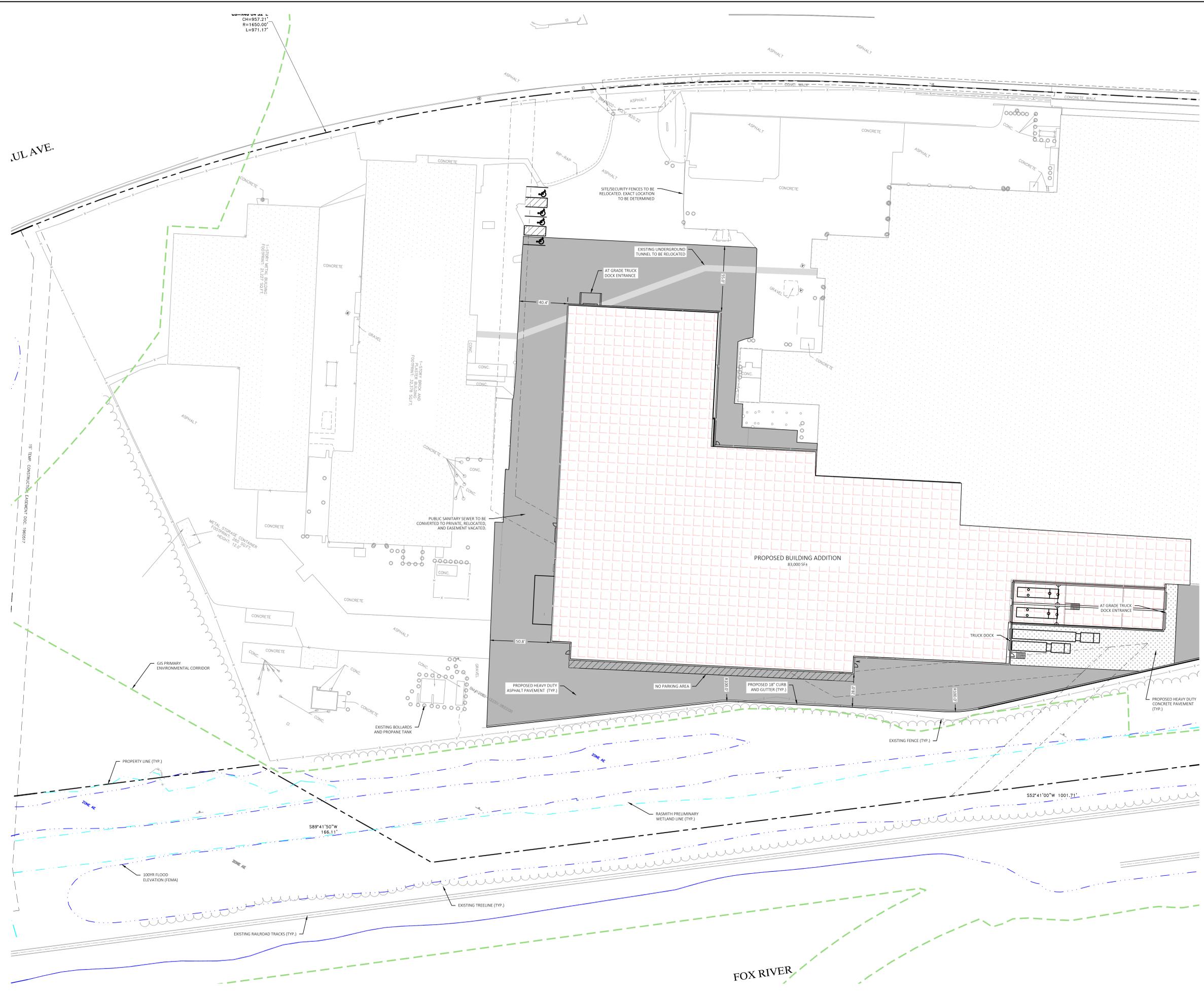


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JOB NO. 3250244
PROJECT MANAGER: RYAN J. LANCOUR, P.E.
DESIGNED BY: TJR
CHECKED BY: RJY
SHEET NUMBER C300

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**SITE PLAN
BUILDING ADDITION**

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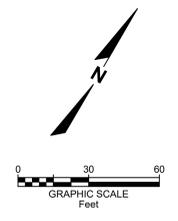


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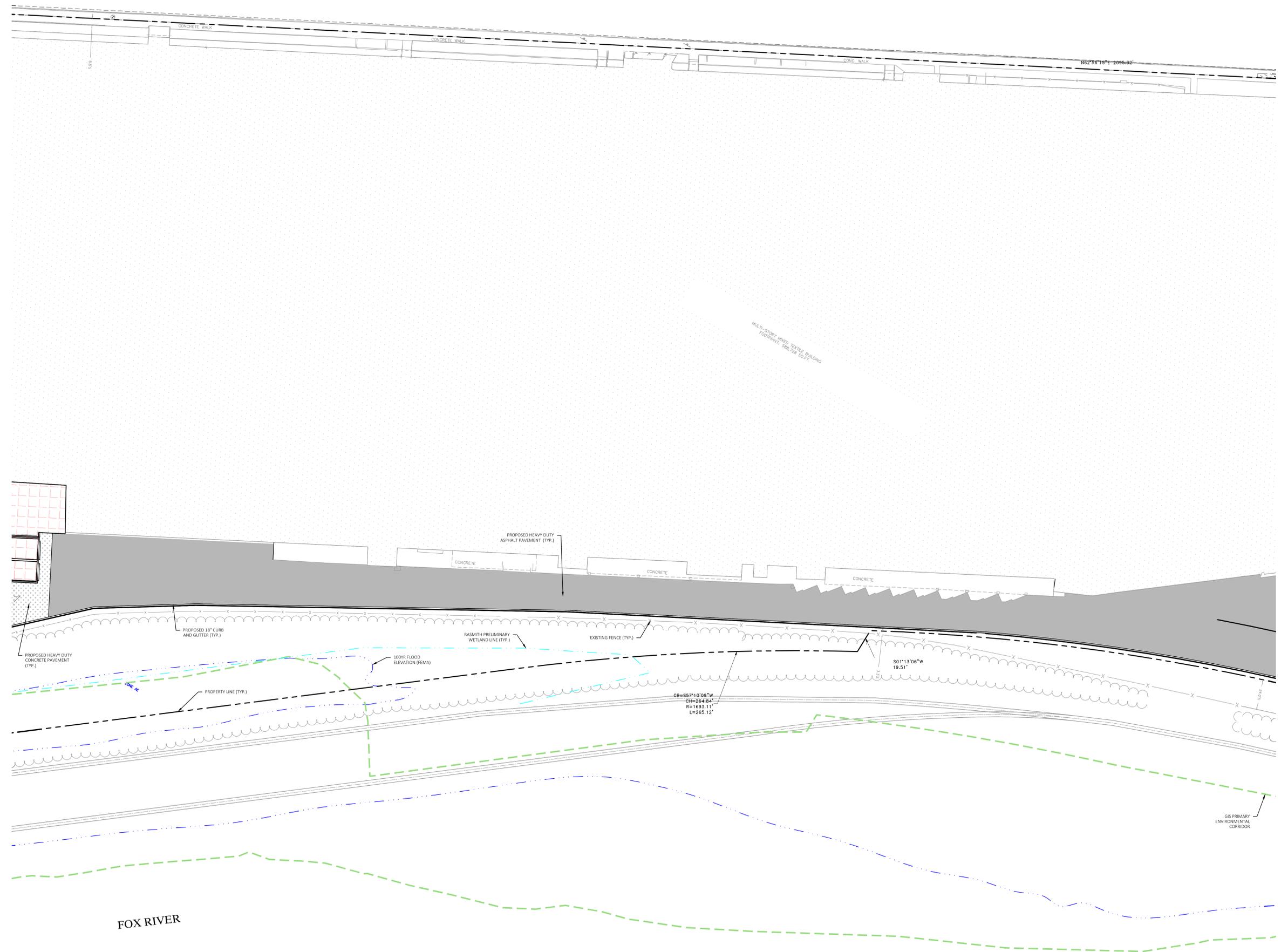
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W. ST. PAUL AVENUE



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SITE PLAN
ACCESS ROAD



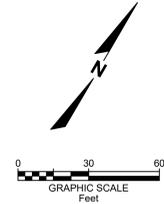
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**SITE PLAN
PARKING REVISIONS**

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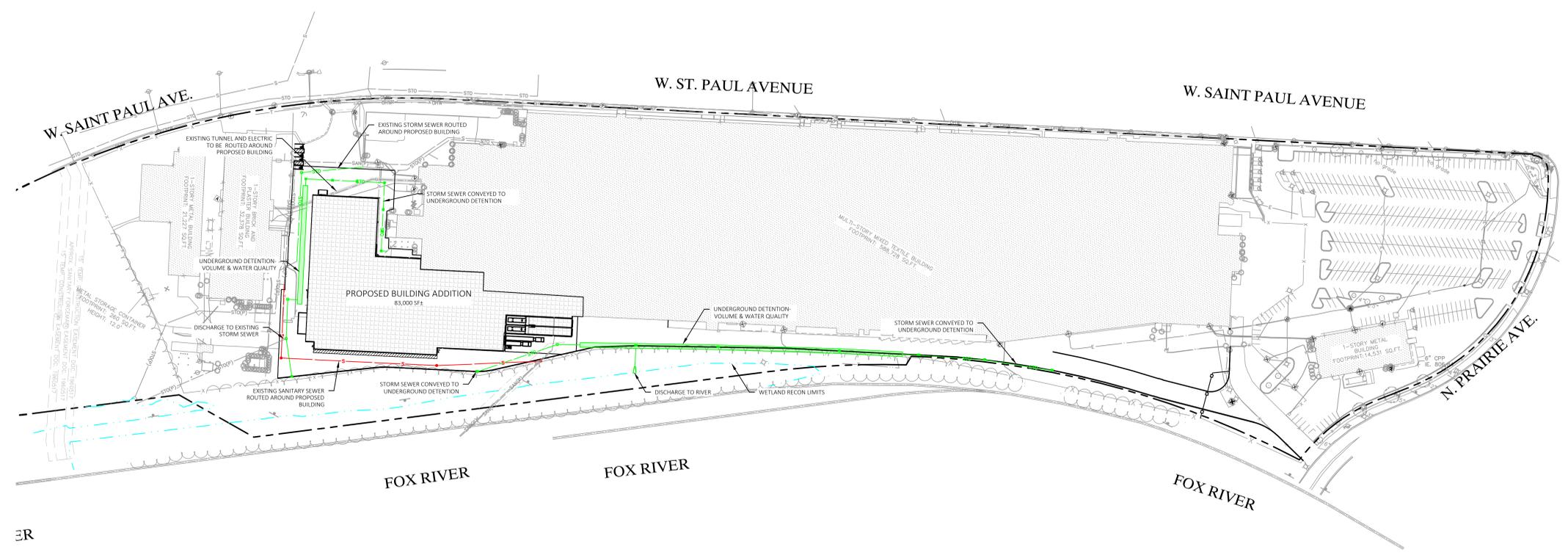
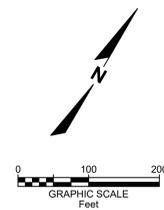


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UTILITY LEGEND

- PROPOSED PROPERTY LINE
- - - EXISTING GAS LINE
- - - EXISTING ELECTRIC LINE
- - - EXISTING TELEPHONE LINE
- - - EXISTING WATER MAIN
- - - EXISTING STORM SEWER
- - - EXISTING SANITARY SEWER
- - - PROPOSED GAS LINE
- - - PROPOSED ELECTRIC LINE
- - - PROPOSED TELEPHONE LINE
- - - PROPOSED WATER MAIN
- - - PROPOSED STORM SEWER
- - - PROPOSED SANITARY SEWER
- ▲ PROPOSED FIRE DEPARTMENT CONNECTION
- ▲ PROPOSED WATER VALVE
- ▲ PROPOSED FIRE HYDRANT
- PROPOSED INLET / CB
- PROPOSED STORM MANHOLE
- PROPOSED AREA DRAIN
- PROPOSED SANITARY MANHOLE

UTILITY NOTES

1. EXISTING TOPOGRAPHY OBTAINED BY RASMITH INC., DATED 02/12/2026
2. THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE TO LOCATE UTILITIES PRIOR TO START OF EXCAVATION.
3. THE LOCATION AND ELEVATION OF UNDERGROUND UTILITIES SHOWN ON THE PLANS BASED ON INFORMATION PROVIDED BY THE AUTHORITY HAVING JURISDICTION (AHL) OR FIELD SURVEY, WHERE POSSIBLE. THE UTILITIES SHOWN ON THE PLAN CANNOT BE GUARANTEED AS EXACT OR COMPLETE.
4. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
5. CONTRACTOR SHALL VERIFY ALL BUILDING SERVICE CONNECTION POINTS WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
6. PIPE LENGTH DISTANCES AND ELEVATION ARE GIVEN TO THE CENTER OF STORM STRUCTURES. OUTFALL STRUCTURES SHALL BE PLACED TO BLEND WITH EXISTING OR PROPOSED TOPOGRAPHY.
7. RIM ELEVATION ARE GIVEN TO THE FLOWLINE FOR INLET GRATES OR THE CENTER OF MANHOLE CASTING FOR MANHOLES.
8. REFER TO THE CONSTRUCTION SPECIFICATION FOR PIPE MATERIALS. STORM SEWER SHALL BE HDPE UNLESS OTHERWISE NOTED ON THIS PLAN.
9. VERTICAL AND HORIZONTAL SEPARATION STANDARDS FOR WATER AND SEWER SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN WISCONSIN.
10. WATERMAIN SHALL BE INSTALLED A MINIMUM OF 6' BELOW FINISHED GRADE TO TOP OF PIPE.
11. PROPOSED ELECTRIC, GAS, AND TELECOMMUNICATION LINES ARE SHOWN IN APPROXIMATE LOCATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO APPLY FOR NEW/RELOCATED FACILITIES AND TO COORDINATE FINAL LOCATION WITH THE UTILITY COMPANIES. ALL UTILITY COMPANY FEES SHALL BE PAID BY THE OWNER.
12. RIMS OF EXISTING STRUCTURES SHALL BE ADJUSTED TO FINAL GRADE.

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**INNIO EXPANSION
CITY OF WAUKESHA, WI**

**UTILITY PLAN
OVERALL**



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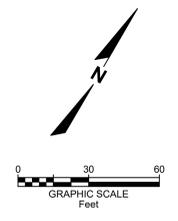
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W. ST. PAUL AVENUE

RM 829.98
12"NW 828.43

RM 824.45
12"NW 821.00

WA
PIPES L



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LEGEND AND NOTES

MULTI-STORY MIXED-USE TEXTILE BUILDING
FOOTPRINT 288,728 SQ.FT.



FOX RIVER

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UTILITY PLAN
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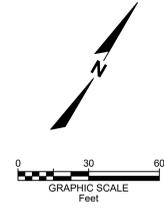
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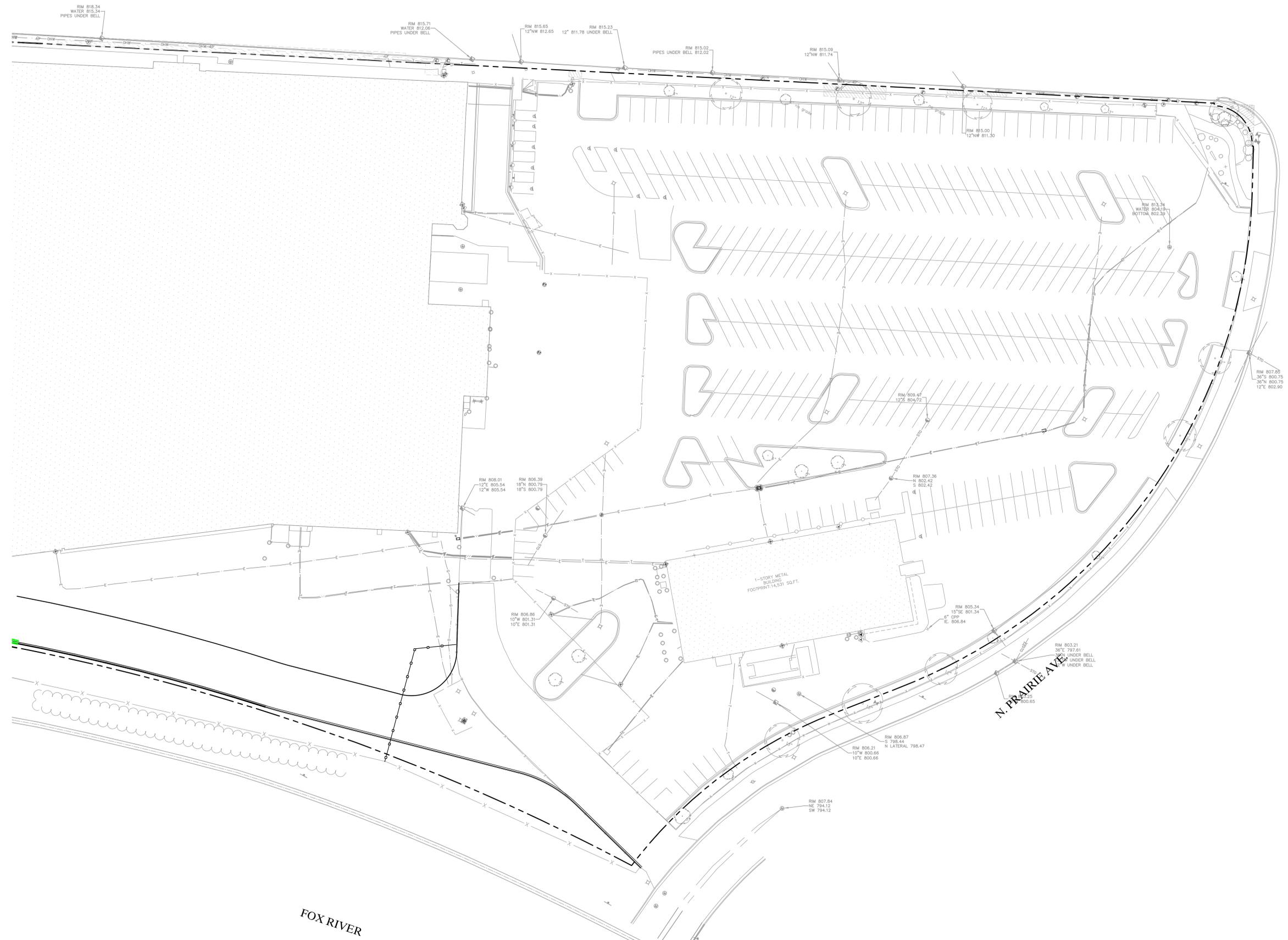
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UTILITY PLAN
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